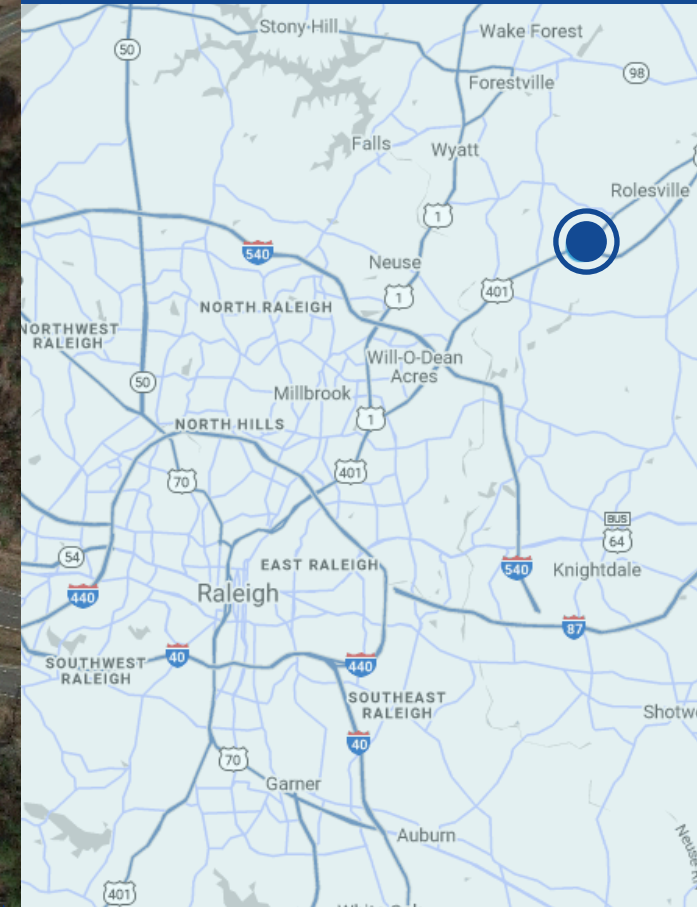




**LOUISBURG ROAD &
MAIN STREET
ROLESVILLE, NC 27571**



1001 Wade Avenue, Suite 300
Raleigh, NC 27605
trademarkproperties.com
919.782.5552

PARCEL A

- The property is one parcel (PIN# 1758133594) consisting of 6.16 acres.
- Parcel A is +/- 2.82 acres* and is located at the NC 401 Bypass (17,500 AADT) and Main Street (10,500 AADT) intersection. Old Main Street runs along the northern boundary and provides additional access.
- Property is zoned Commercial Overlay (OC). Permitted uses include Veterinary, Carwash, Automobile Repair, Convenience Store, Bank, Office and Daycare.
- 12" waterline runs along Old Main Street and public sewer is located 1500' north of property. Conventional septic field or engineered wastewater system an option. Call for more details.
- Billboard at the corner of the property that has air rights.



SALES PRICE: \$550,000

MIKE KEEN

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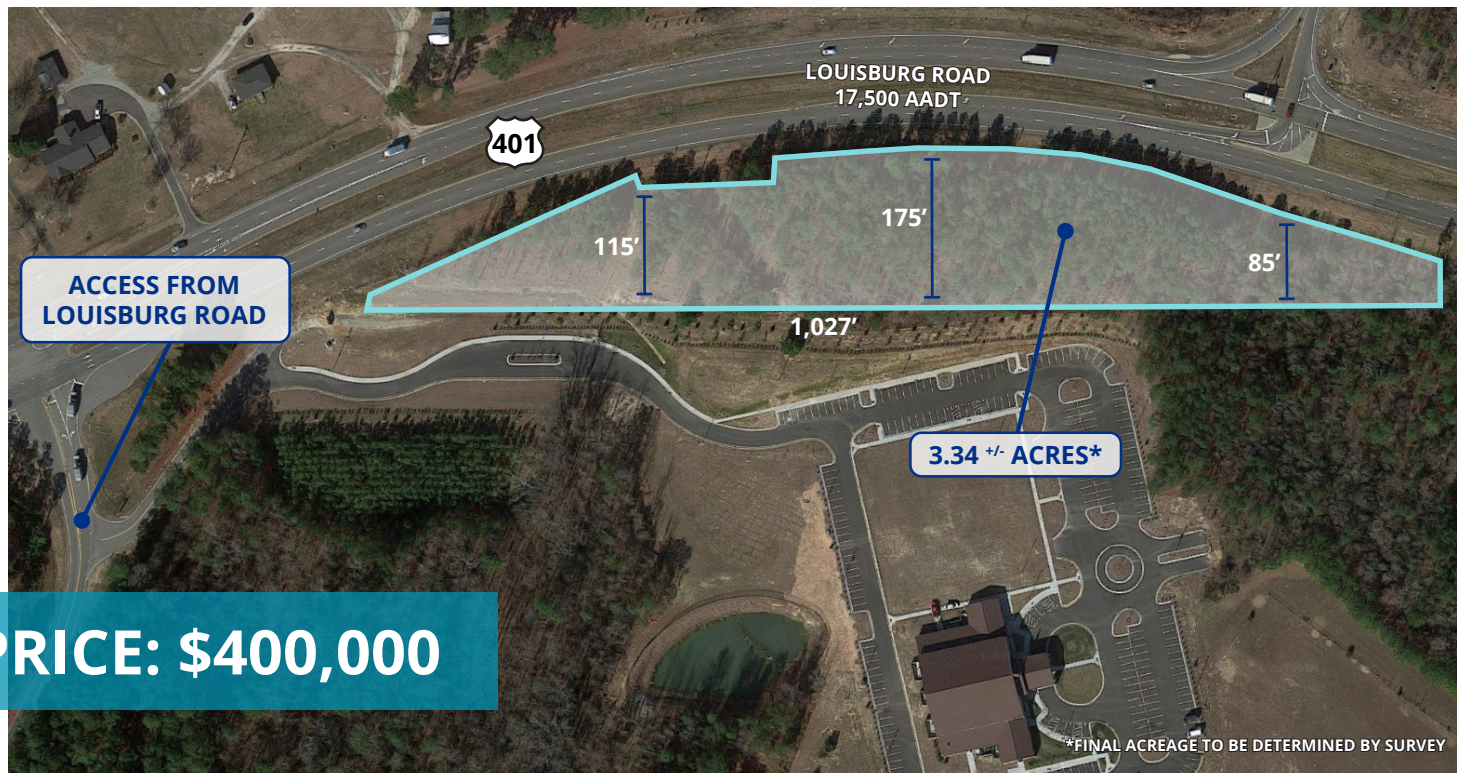
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PARCEL B

- Parcel B is +/- 3.34 acres* with great visibility from NC 401 Bypass (17,500 AADT) Property is accessible from Louisburg Road dead end.
- Public water at the corner of the property. Conventional septic field or engineered wastewater system an option. Call for more details.
- The Property is zoned R-1. Permitted uses include Church, Club, Daycare, Produce/ Seasonal Goods Sales. HAS POTENTIAL TO BE REZONED AS COMMERCIAL.



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WALLBROOK DEVELOPMENT

Property is located 1/2 miles from the proposed Wallbrook, a 70+ acre, mixed-use development that is being proposed with 100+ new townhomes, and between 100,000-150,000 SF of retail space. The Town is working with Crosland to coordinate the development with the realignment of the Burlington Mills Road intersection that is part of the Main Street Grant project.



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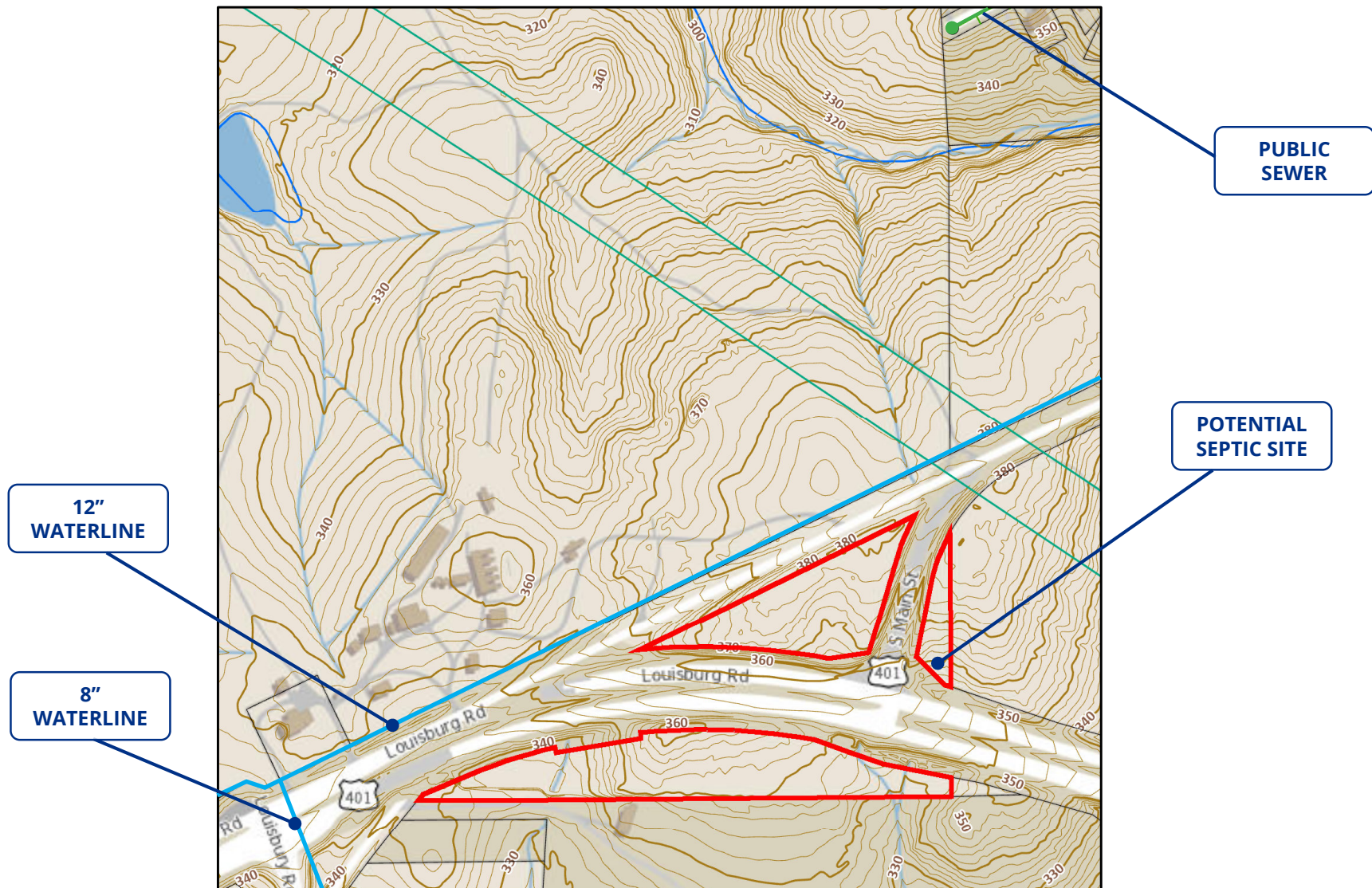
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ENVIRONMENTAL



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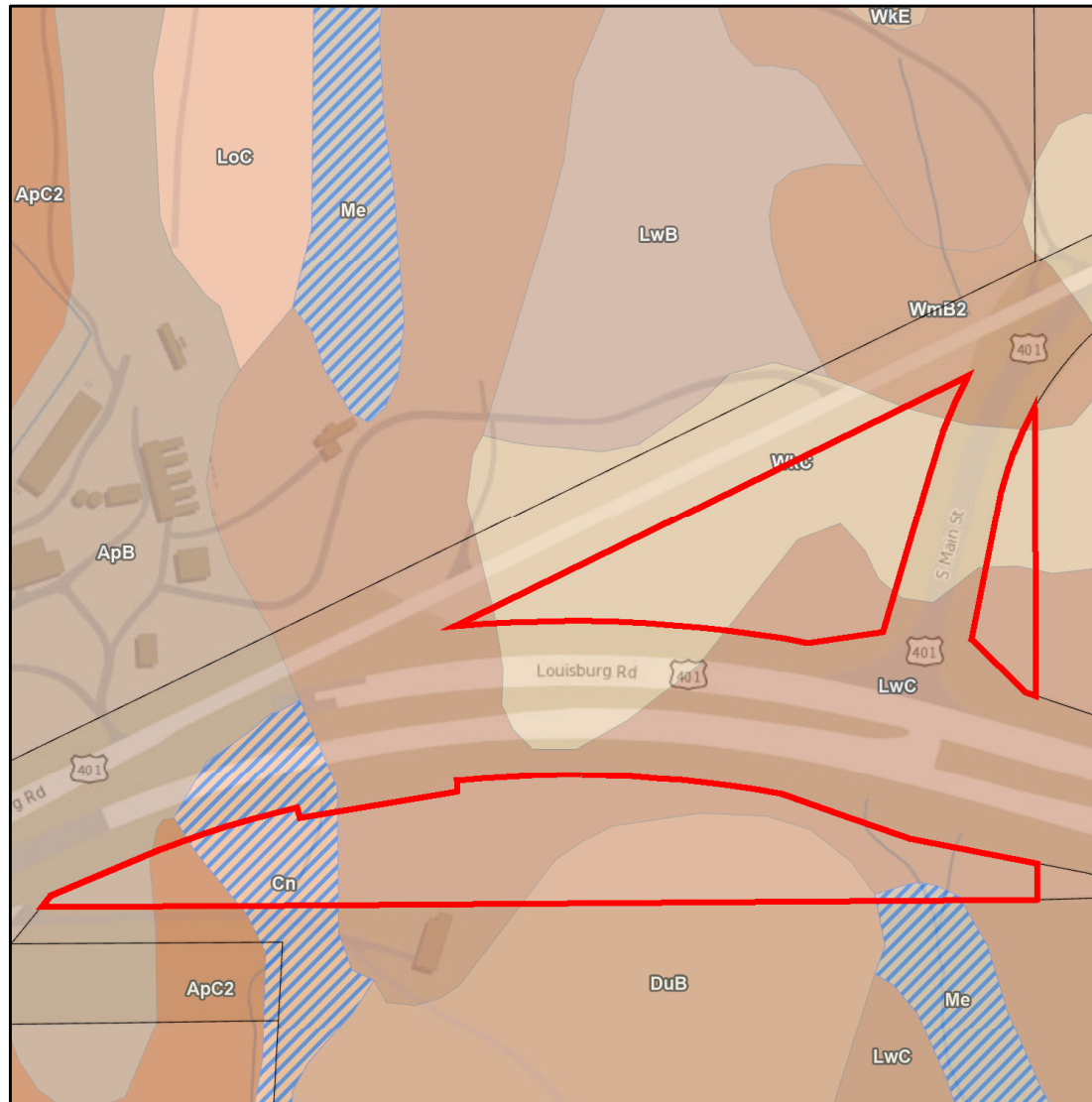
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SOILS MAP



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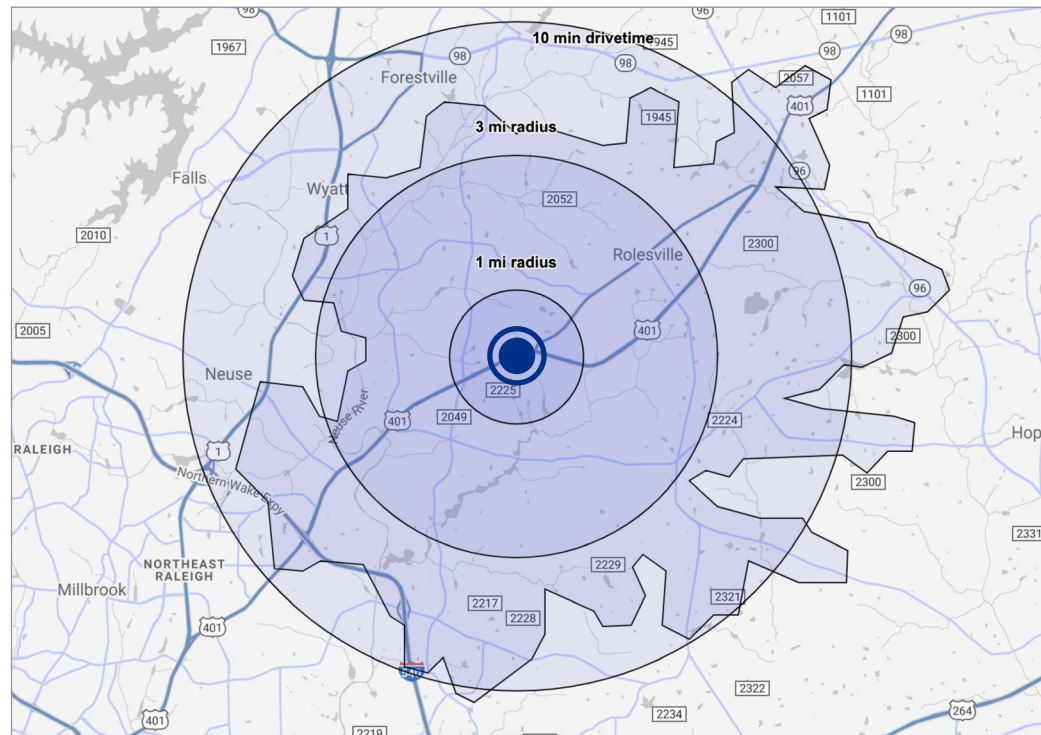
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DEMOGRAPHICS

2021 Estimates	1 Mile	3 Miles	5 Miles	10 Minute Drive Time
Population	2,691	38,819	105,668	61,212
Households	998	14,032	39,578	22,432
Avg. Household Income	\$113,399	\$113,820	\$109,356	\$104,239



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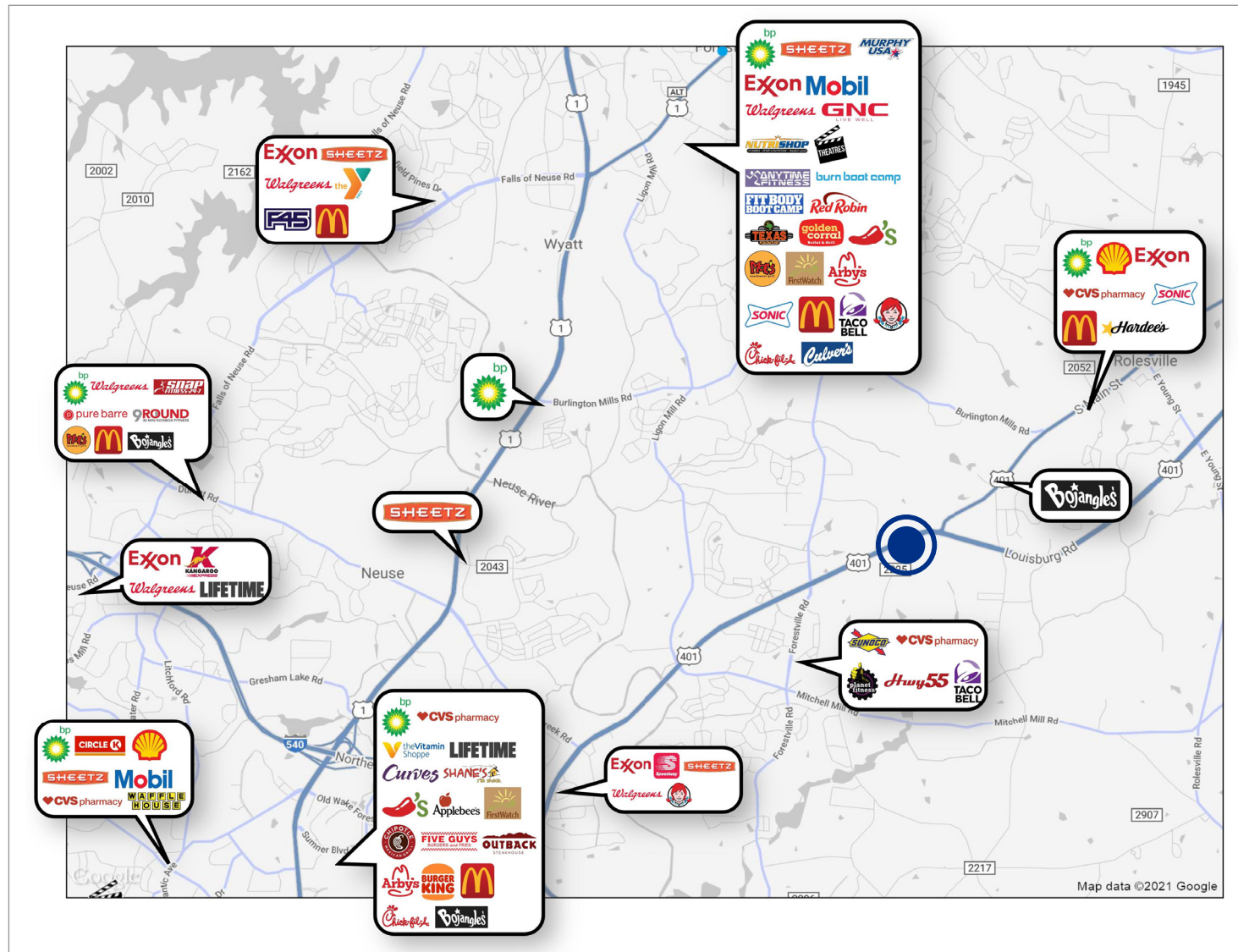
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AMENITIES MAP



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